BUREAU OF STATISTICS

YUKON RENT SURVEY

June 2009

- The total number of apartments surveyed in Whitehorse in June 2009 . . . . . **843**
- The vacancy rate for all units surveyed in Whitehorse in June 2009 . . . . . **2.3%**
- The median rent for all units surveyed in Whitehorse in June 2009 . . . . . **$750**

1 Monthly Median Rent

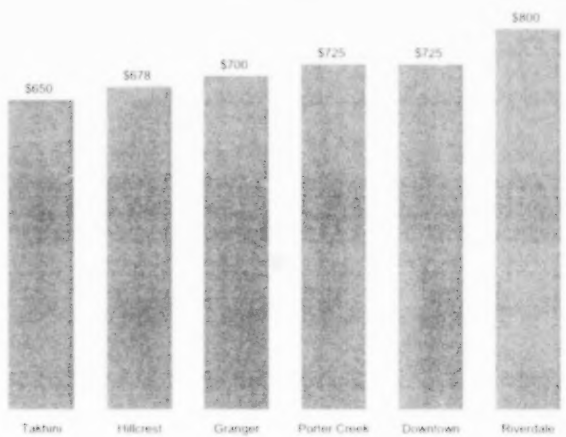
Monthly Median Rent for All Units June 2008 to June 2009

Median Rent

'Median rent' refers to the rental value at which one-half of the rents are higher and one-half of the rents are lower. This middle point is a better indicator of prices than average rent would be.

		Whitehorse								
		Whitehorse Total	Down-town	Granger	Hillcrest	Porter Creek	Riverdale	Takhini	Watson Lake	Dawson City
		$								
2009	Jun	750	725	700	678	725	800	650	775	650
	Mar	750	735	750	675	725	800	650	775	650
2008	Dec	750	725	700	675	725	800	650	775	650
	Sep	725	700	700	680	725	800	600	775	650
	Jun	700	680	700	700	650	750	600	675	650

Median Rents in Whitehorse, June 2009



The median rent in Whitehorse increased from $700 in June '08 to $750 in June '09, an increase of $50, or 7.1%. During the same time period, median rents in various Whitehorse subdivisions changed as follows:

- Downtown rents increased $45, or 6.6%.
- Granger rents remained the same at $700.
- Porter Creek rents increased $75, or 11.5%.
- Riverdale rents increased $50, or 6.7%.
- Takhini rents increased $50, or 8.3%.

The median rent in Watson Lake increased $100, or 14.8%, between June '08 and June '09, while the median rent in Dawson City remained the same at $650.

2 Vacancy Rate

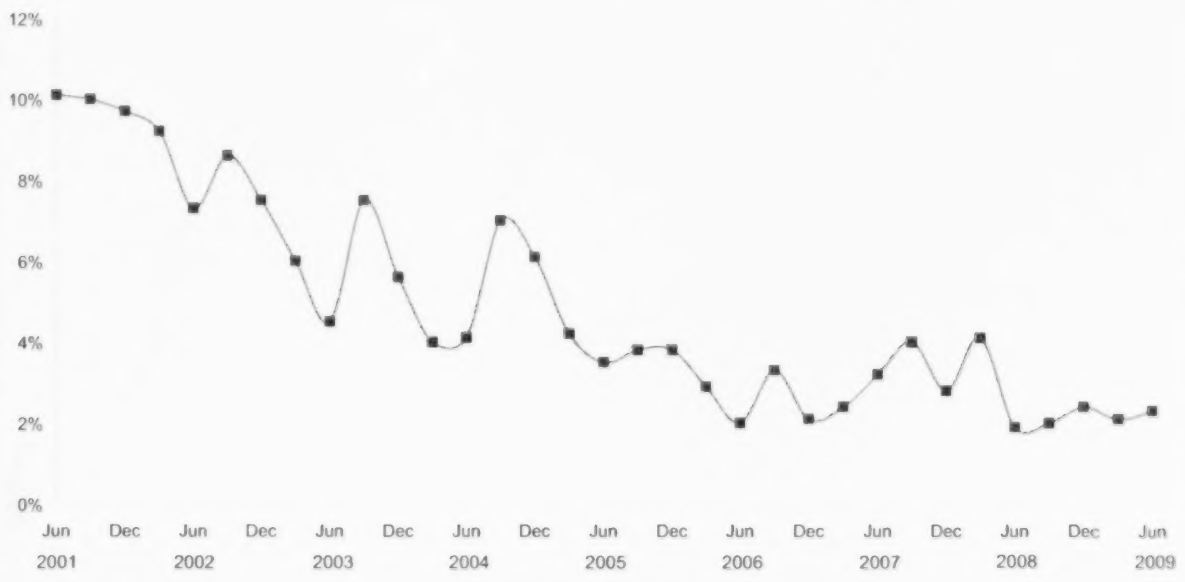
'Vacancy rate' refers to the percentage of all apartments surveyed that are currently vacant and available to rent.

Monthly Vacancy Rates for All Units
June 2008 to June 2009

		Whitehorse	Whitehorse							
		Whitehorse Total	Down-town	Granger	Hillcrest	Porter Creek	Riverdale	Takhini	Watson Lake	Dawson City
		%								
2009	Jun	2.3	1.7	0.0	2.1	0.0	2.6	5.9	14.3	0.0
	Mar	2.1	2.0	0.0	0.0	0.0	2.9	2.0	14.3	0.0
2008	Dec	2.4	2.0	0.0	2.1	0.0	2.6	5.9	14.3	0.0
	Sep	2.0	2.0	0.0	0.0	0.0	2.0	5.9	2.9	0.0
	Jun	1.9	2.3	0.0	0.0	0.0	1.7	3.9	0.0	0.0

After observing high vacancy rates following the Faro mine closure in the late '90s, the vacancy rate in Whitehorse began a steady decline as economic conditions rebounded. From 2002 through 2004, the vacancy rate fluctuated between 4.0% and 9.2%. Beginning in 2005, the vacancy rate in Whitehorse has remained very low. With the exception of March 2008, the vacancy rate has been 4.0% or below since June of 2005. The June 2009 vacancy rate of 2.3% is only 0.4 percentage points above the June 2008 rate (1.9%), which was the lowest on record since September 1991. June's vacancy rate represents 19 vacant apartments out of 843 surveyed.

Whitehorse Vacancy Rate
June 2001 to June 2009



3 Apartment Size and Location

In Whitehorse subdivisions, the median rent for all sizes of apartments ranged from a high of $800 in Riverdale to a low of $650 in Takhini. As would be expected, the median rents in Whitehorse for 3+ bedroom units were highest at $850, followed by 2-bedroom apartments at $800, 1-bedroom apartments at $740, and bachelor units at $650.

Median Rent by Apartment Size and Location, June 2009

	Whitehorse								
	Whitehorse Total	Downtown	Granger	Hillcrest	Porter Creek	Riverdale	Takhini	Watson Lake	Dawson City
	$								
ALL	750	725	700	678	725	800	650	775	650
BACHELOR	650	650	..	580	563	700	650	675	600
1-BEDROOM	740	745	600	550	600	825	750	625	700
2-BEDROOM	800	820	700	790	850	775	..	875	..
3+ BEDROOM	850	913	..	..	900	850	..	600	..

The vacancy rate in Whitehorse subdivisions ranged from a low of 0.0% in Granger and Porter Creek to a high of 5.9% in Takhini. Overall in Whitehorse, the highest vacancy rate was found in 2-bedroom apartments (3.4%), followed by bachelor suites (2.3%), and 1-bedroom apartments (1.2%).

Vacancy Rate by Apartment Size and Location, June 2009

	Whitehorse								
	Whitehorse Total	Downtown	Granger	Hillcrest	Porter Creek	Riverdale	Takhini	Watson Lake	Dawson City
	%								
ALL	2.3	1.7	0.0	2.1	0.0	2.6	5.9	14.3	0.0
BACHELOR	2.3	1.3	..	0.0	0.0	0.0	4.7	33.3	0.0
1-BEDROOM	1.2	1.2	0.0	0.0	0.0	0.0	12.5	0.0	0.0
2-BEDROOM	3.4	3.1	0.0	5.0	0.0	3.6	..	21.1	..
3+ BEDROOM	0.0	0.0	..	..	0.0	0.0	..	0.0	..

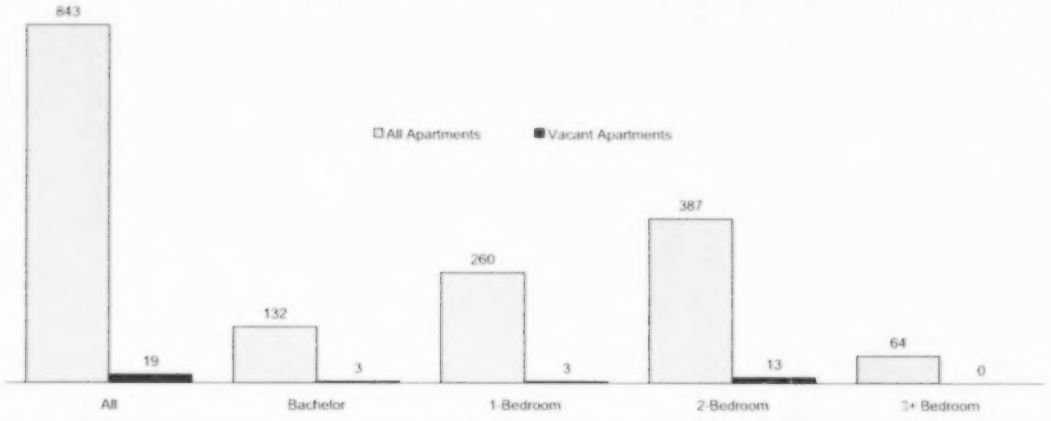
4 Distribution of Apartments and Vacancies

The total number of apartments in the Whitehorse portion of the survey was 843. Of these, 19, or 2.3%, were vacant as of June 2009. The table below provides a brief breakdown of the occupied apartments and vacant apartments surveyed.

Total Number and Vacant Apartments by Type and Location, June 2009

		Whitehorse								
		Whitehorse Total	Down-town	Granger	Hillcrest	Porter Creek	Riverdale	Takhini	Watson Lake	Dawson City
ALL	number	843	352	20	48	23	349	51	35	8
	vacant	19	6	0	1	0	9	3	5	0
BACHELOR	number	132	78	..	6	2	3	43	3	4
	vacant	3	1	..	0	0	0	2	1	0
1-BEDROOM	number	260	170	4	22	10	46	8	12	4
	vacant	3	2	0	0	0	0	1	0	0
2-BEDROOM	number	387	96	16	20	4	251	..	19	..
	vacant	13	3	0	1	0	9	..	4	..
3+ BEDROOM	number	64	8	..	..	7	49	..	1	..
	vacant	0	0	..	..	0	0	..	0	..

Distribution of Whitehorse Rental Units and Vacancies, June 2009



The Yukon Rent Survey is a Yukon Bureau of Statistics survey that is carried out every third month (March/June/September/December) in Whitehorse, Watson Lake and Dawson City. This survey began in the Yukon in 1977 and has continued to the present with only minor changes in survey design. The survey covers **buildings with four or more units**. Buildings with less than four units (such as houses, suites and duplexes) are excluded from the survey.

.. = not applicable

Yukon
Executive Council Office
Bureau of Statistics

Information sheet no. 53.58–June '09
Next release: October 2009

Additional Information:
Government of Yukon
Executive Council Office
Bureau of Statistics (A-8C)
Box 2703, Whitehorse, Yukon Y1A 2C6
Telephone: (867) 667-5640; Fax: (867) 393-6203
E-mail: ybsinfo@gov.yk.ca
Website: http://www.eco.gov.yk.ca/stats/